

**Community Input Meeting Minutes  
For The Proposed  
Richardson's Legacy LLC  
1200 South Tollgate Road  
Bel Air, Harford County, Maryland  
AMMENDED 11/30/07**

The following is a summary of the Community Input Meeting for the above referenced project held on November 29, 2007 at 6:00pm at the Harford County Planning and Zoning Conference room, 220 South Main Street, Bel Air, Maryland 21014.

In attendance: Mr. Mitchell Ensor  
Mrs. Naomi Wright  
Mr. Bob Ward  
Ms. Elizabeth Hicks  
Ms. Anne Morse  
Mr. Henry Rivenburg  
Ms. Sandy Magness  
Council Woman Roni Chenowith  
Mr. Steve and Nancy Harden  
Mr. Mike O'Connell  
Mr. Leonard Borowick  
Morita Bruce  
Mr. & Mrs. Ken Panzer  
Mr. Lou Schoff  
Ms. Mary Mingioni  
Mr. & Mrs. George Schreiner

Mr. Mitch Ensor (ME) introduced the uses for this proposal. Mr. Ensor stated the proposal of a 42 single family lot division. Acres totaling 23.5 +/-, existing zoning is R-1. Developing in accordance with that R-1 Zoning and using the C.O.S. guidelines, conventional with open space. Maximum dwelling units for an R-1 is 2 dwelling units per acre. With that, there would be a total dwelling unit allowed on the property at 47. We are proposing, as stated before, 42 for this plan.

Meeting opened at 6:05 pm.

Question 1 – What is the status of APF schools in the district? *This was answered by Mitch Ensor stating that would not allow the Preliminary plan to be approved at this time.*

Question 2 – Can you show us where the streams and ponds are located? *ME located the streams and ponds on the plan.*

Question 3 – The property is very bumpy. Will you be filling in anything? *ME stated that this will be determined at the final design.*

Question 4 – Will there be any fields for the children to play on? *ME stated that being down at the lower part and in a valley, with what they assume to be a spring fed pond, it would be too wet for any fields.*

Question 5 – Where are you going to place water retention ponds? *ME stated the pond would be the retention area.*

Question 6 – Who keeps up with the maintenance of the pond? *ME stated that a Home Owners Association (HOA) will be created. Residences have to pay, as part of the association, a fee and that will help contribute to the maintenance of the pond.*

Question 7 – Where will the water flow go? *ME stated that the flow will go where it goes today.*

Question 8 – Where is the sewer going to come in and out of on the property? *ME stated that it will be coming off of the northwest most corner of the property and running towards the Fairwin Farm division.*

Question 9 – Where is the pumping station? *ME stated it will be at the existing Apple Tree Orchard station.*

Question 10 – Does having a single entrance and exit to the development apply to proper code? *ME stated that there is nothing that violates code by having a single access to 42 homes.*

Question 11 – With the entrance being about 600 feet from the current round-a-bout, what kind of impact is that going to have on a very heavily traveled road? *ME stated that we would have to control the traffic that comes from our site and that a traffic study would have to be performed.*

Question 12 – Who is responsible for a traffic study? *ME stated that the owner of the project hires a traffic engineer.*

Question 13 – Is the property development linked with the Kanaras property & would the Kanaras pumping station have to go first? *ME stated that neither of them could get approved as they were designed today until the APF issue was resolved with the schools.*

Question 14 – Is the capacity of the pumping station sufficient that you could attach homes to it? *ME answered yes.*

Question 15 – Having been at the Apple Tree orchard DAC meeting, Darryl Ivin's described the pumping station temporary, define that. *ME stated that that's not their ultimate location of where water and sewer would be.*

Question 16 – Isn't there a pumping station in Fairwin's & is that not capable of handling this? *ME stated that that was correct.*

Question 17 – So therefore, they do have a maximum capacity? *ME stated that that also was correct.*

Question 18 – At the Apple Tree Orchard hearing there was talk about the temporary one on the property, talk about another temporary one with no location & then talk about a permanent one on the magness property. There again not specified where? *ME stated that that was correct as well.*

Question 19 – So the property was owned by Mr. Ward as a second party? *Bob Ward stated that he did own some of the property and that he had a partner, Mike Euler.*

- Additional Notes:
  - Mitch Ensor provided a Preliminary Plan to be exhibited at the meeting to show the site layout and aesthetics for the proposed development
  - Sandy Magness stated for the record that the property was not being developed as a result of the property owners passing away. It was in their wishes to have the property developed.